HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: October 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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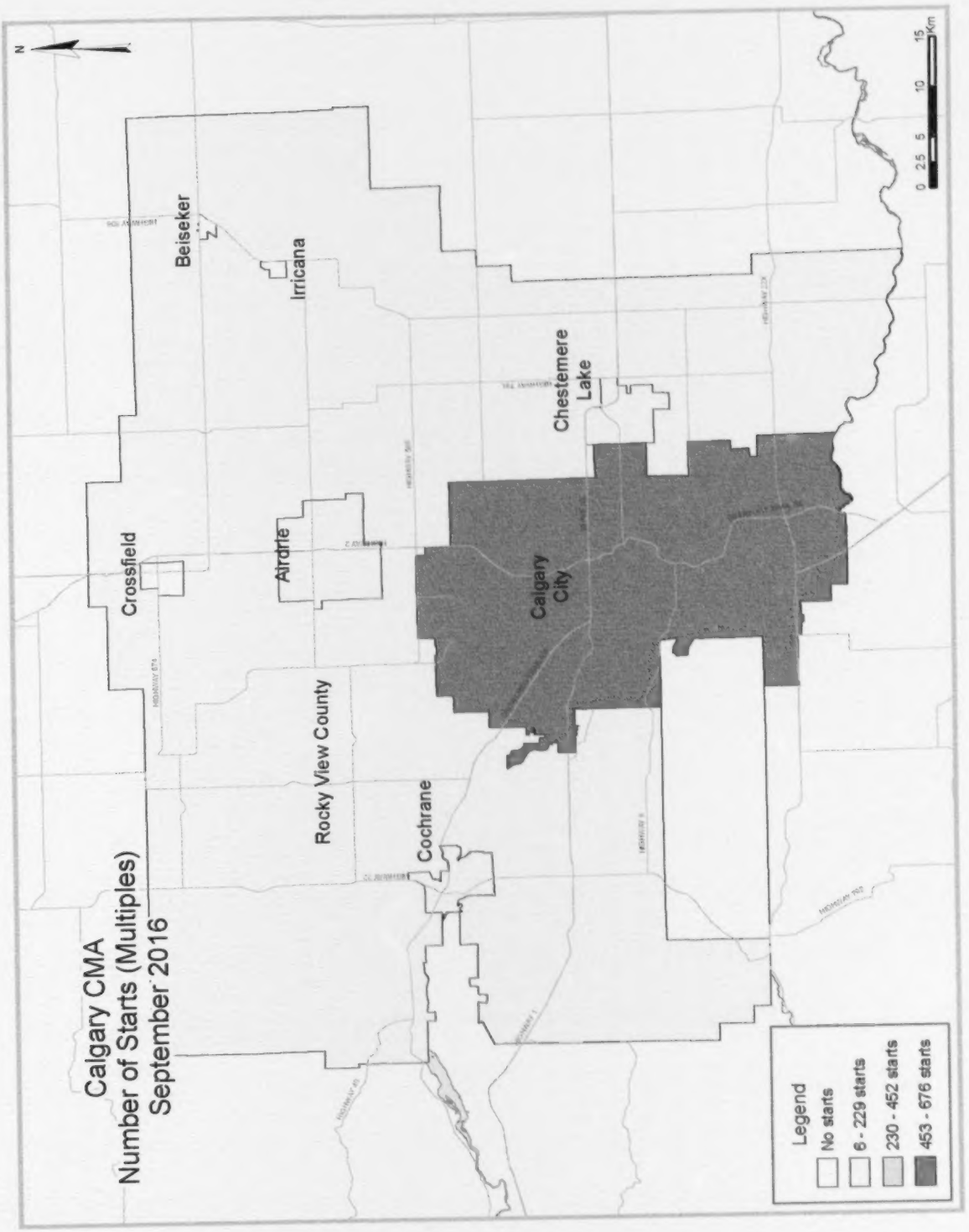
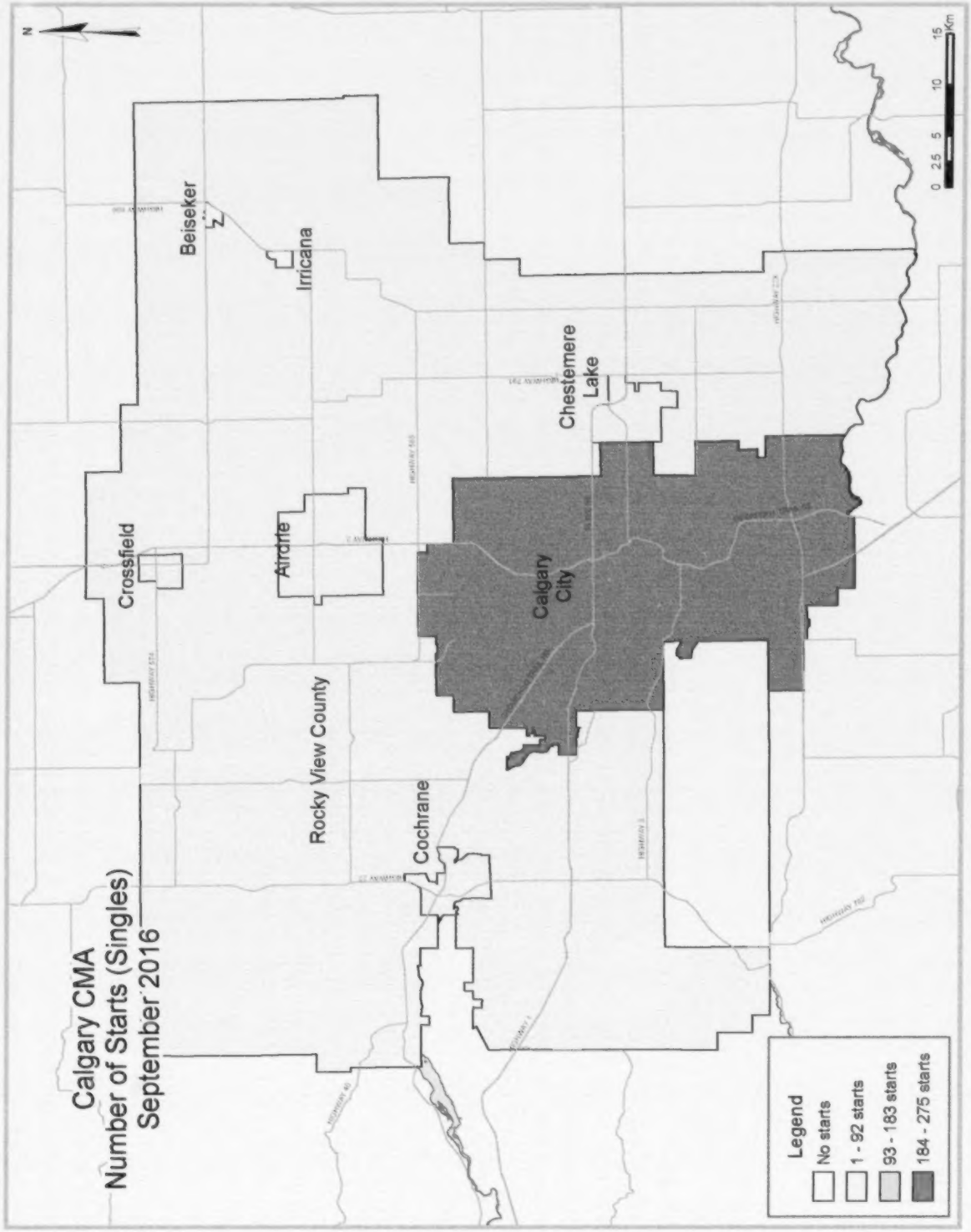
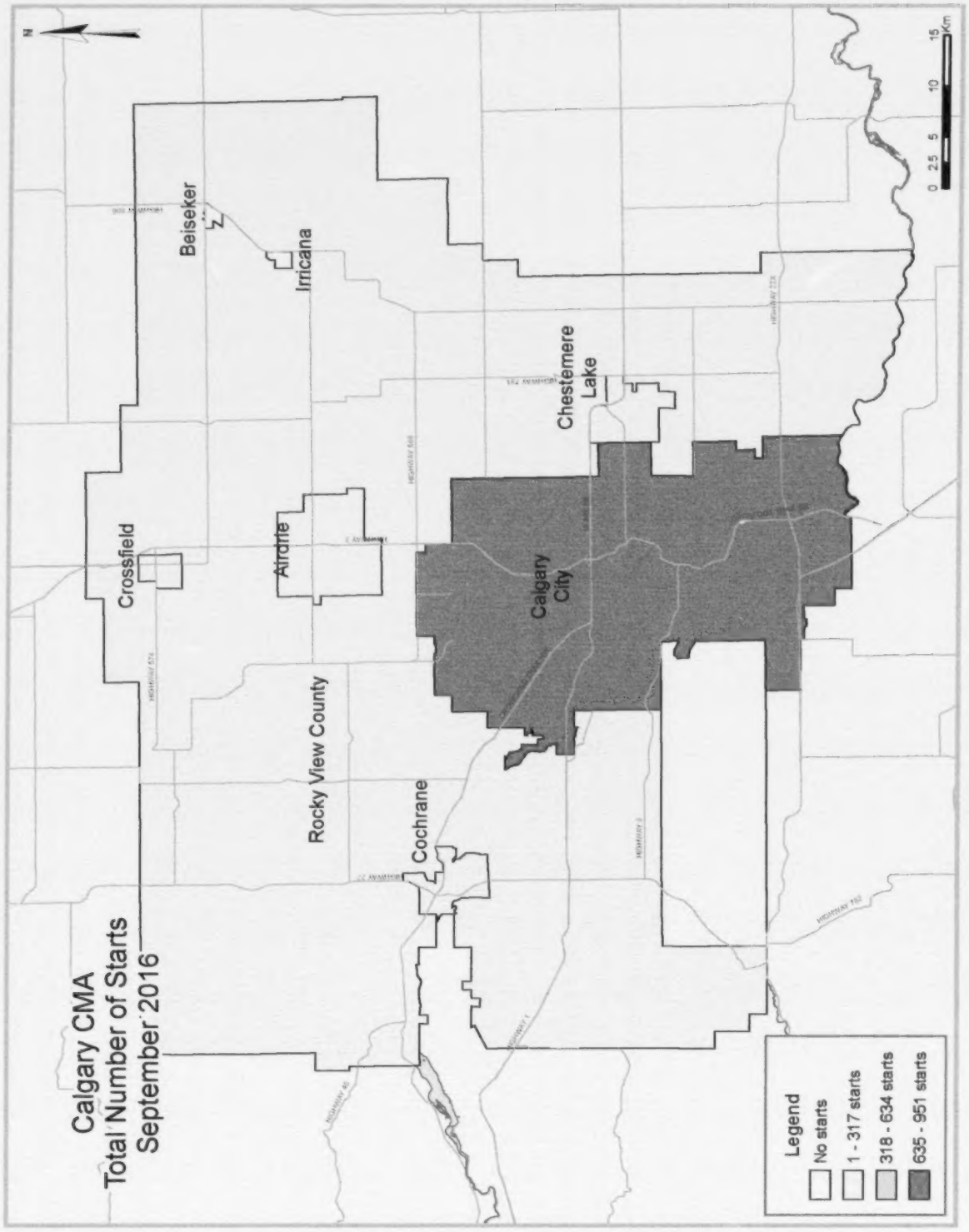
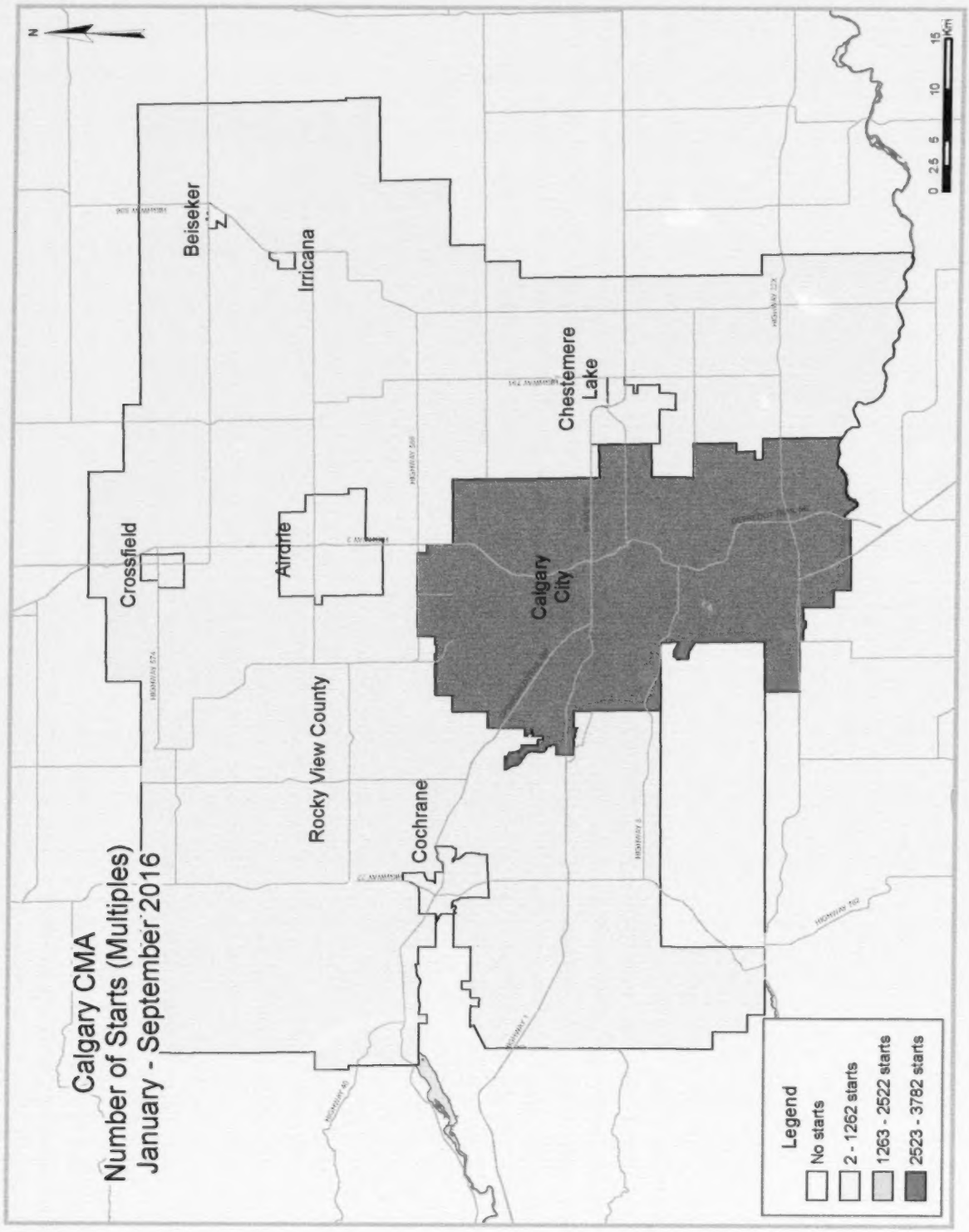
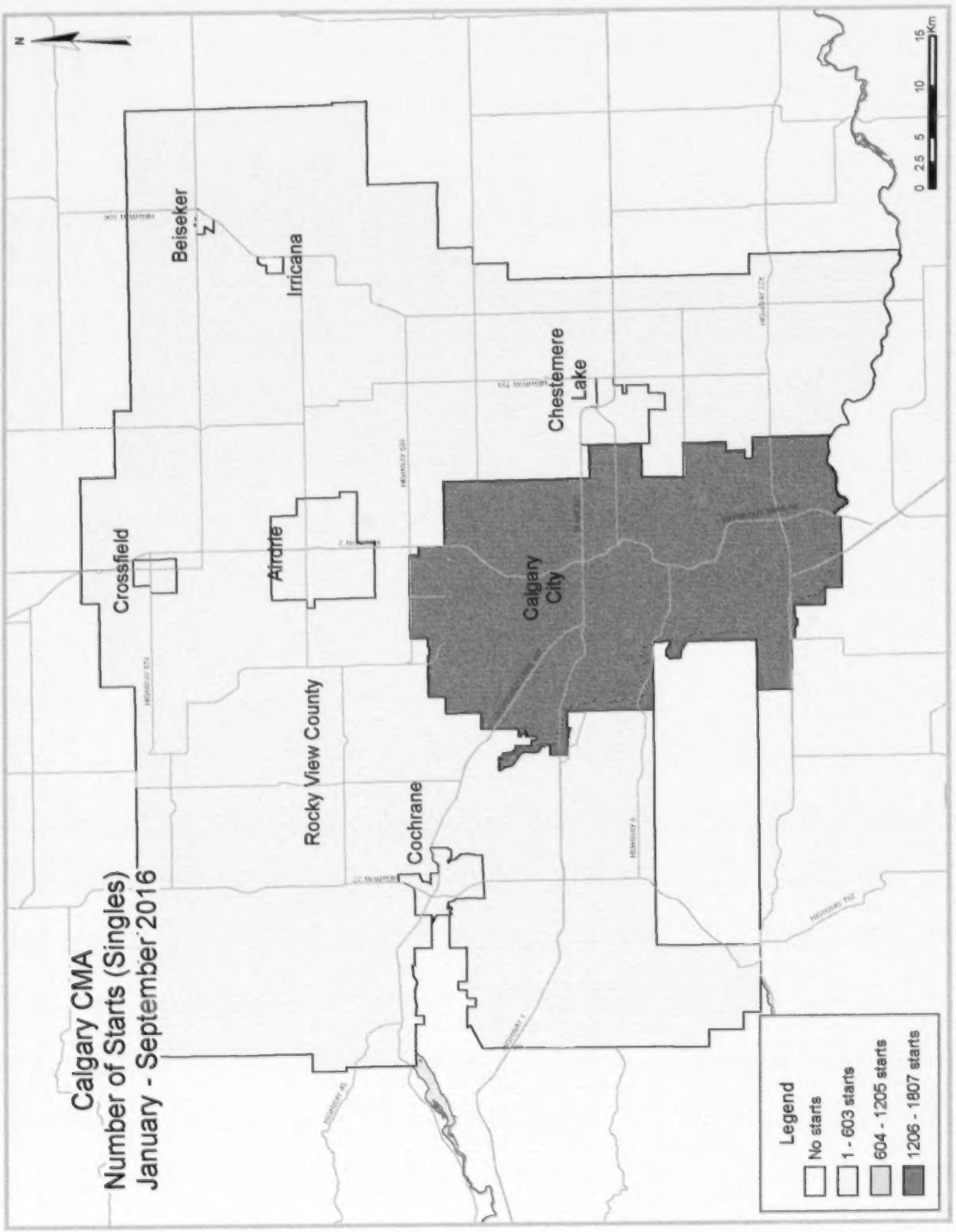
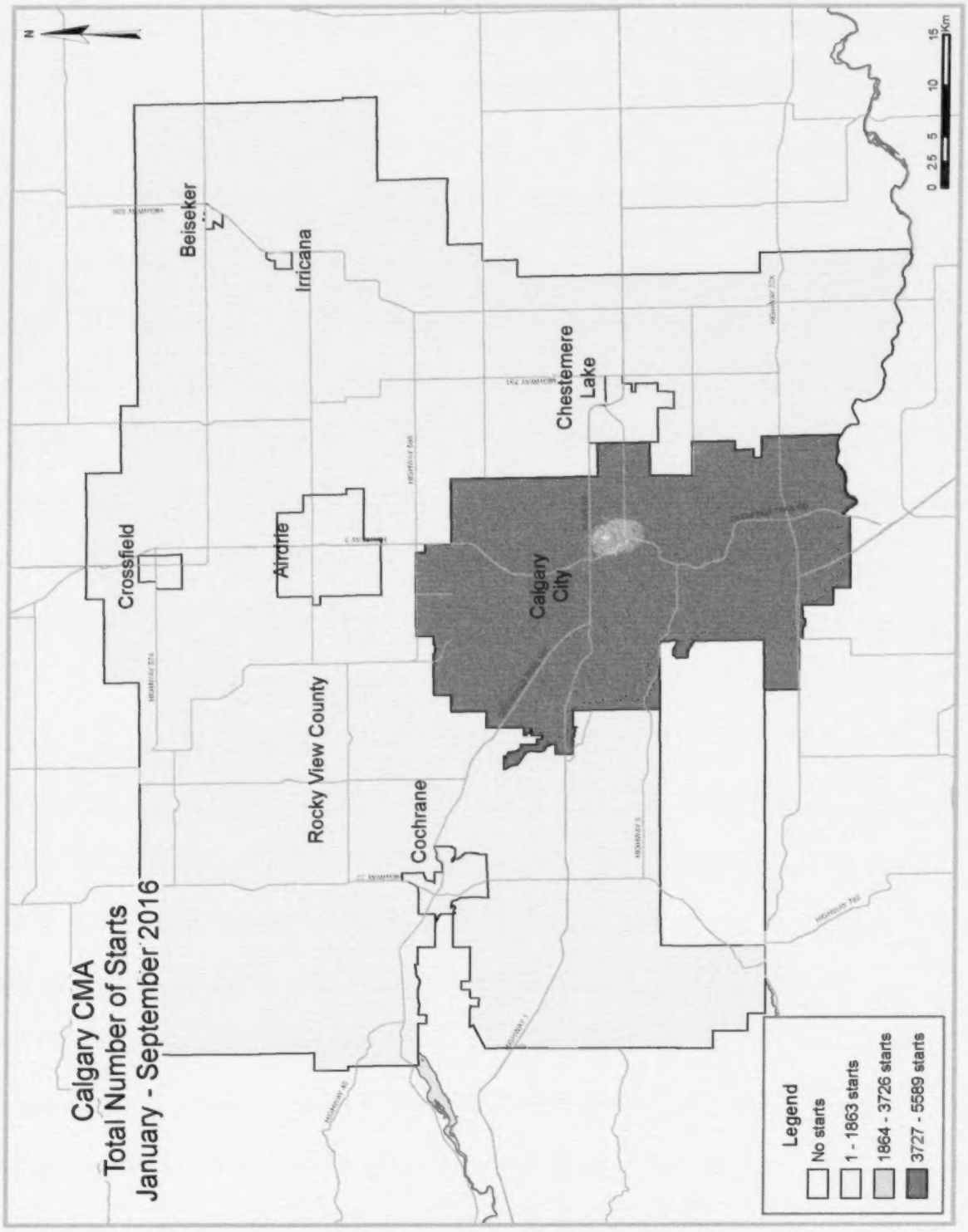

Calgary CMA
Number of Starts (Multiples)
September 2016
N
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
6 - 229 starts
230 - 452 starts
453 - 676 starts


Calgary CMA
Number of Starts (Singles)
September 2016
N
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
1 - 92 starts
93 - 183 starts
184 - 275 starts


Calgary CMA
Total Number of Starts
September 2016
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 317 starts
318 - 634 starts
635 - 951 starts
0 2.5 5 10 15 Km


Calgary CMA
Number of Starts (Multiples)
January - September 2016
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 1262 starts
1263 - 2522 starts
2523 - 3782 starts
0 2.5 5 10 15 Km


Calgary CMA
Number of Starts (Singles)
January - September 2016
N
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
1 - 603 starts
604 - 1205 starts
1206 - 1807 starts


Calgary CMA
Total Number of Starts
January - September 2016
Beiseker
Irricana
Crossfield
Airdrie
Chestermere
Lake
Calgary
City
Rocky View County
Cochrane
Legend
No starts
1 - 1863 starts
1864 - 3726 starts
3727 - 5589 starts
0 2.5 5 10 15
Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2016		
Calgary CMA[1]	August 2016	September 2016
Trend[2]	9,019	10,533
SAAR	8,638	14,279
	September 2015	September 2016
Actual		
September - Single-Detached	309	391
September - Multiples	990	814
September - Total	1,299	1,205
January to September - Single-Detached	3,110	2,515
January to September - Multiples	6,721	4,383
January to September - Total	9,831	6,898

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2016	391	96	129	0	65	524	0	0	1,205
September 2015	309	92	22	0	130	349	4	393	1,299
% Change	26.5	4.3	**	n/a	-50.0	50.1	-100.0	-100.0	-7.2
Year-to-date 2016	2,515	636	259	0	610	2,724	0	154	6,898
Year-to-date 2015	3,108	780	230	2	1,378	3,636	4	693	9,831
% Change	-19.1	-18.5	12.6	-100.0	-55.7	-25.1	-100.0	-77.8	-29.8
UNDER CONSTRUCTION									
September 2016	2,152	672	267	1	861	5,181	33	1,759	10,926
September 2015	2,619	902	208	2	1,675	7,609	4	1,380	14,399
% Change	-17.8	-25.5	28.4	-50.0	-48.6	-31.9	**	27.5	-24.1
COMPLETIONS									
September 2016	324	72	20	0	74	295	0	422	1,207
September 2015	447	116	9	0	106	470	4	98	1,250
% Change	-27.5	-37.9	122.2	n/a	-30.2	-37.2	-100.0	**	-3.4
Year-to-date 2016	2,717	686	203	1	956	3,187	51	1,922	9,723
Year-to-date 2015	4,148	922	129	0	1,709	3,153	4	780	10,845
% Change	-34.5	-25.6	57.4	n/a	-44.1	1.1	**	146.4	-10.3
COMPLETED & NOT ABSORBED									
September 2016	353	110	19	0	134	660	n/a	n/a	1,276
September 2015	326	76	1	0	63	141	n/a	n/a	607
% Change	8.3	44.7	**	n/a	112.7	**	n/a	n/a	110.2
ABSORBED									
September 2016	312	73	12	0	70	257	n/a	n/a	724
September 2015	454	120	9	0	109	475	n/a	n/a	1,169
% Change	-31.3	-39.2	33.3	n/a	-35.8	-45.9	n/a	n/a	-118.8
Year-to-date 2016	2,722	698	181	1	892	2,721	n/a	n/a	7,215
Year-to-date 2015	4,188	900	130	0	1,648	2,861	n/a	n/a	9,727
% Change	-35.0	-22.4	39.2	n/a	-45.9	-4.9	n/a	n/a	-25.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
September 2016	275	54	72	0	38	512	0	0	951
September 2015	245	60	18	0	30	349	4	393	1,099
Airdrie									
September 2016	51	12	53	0	0	12	0	0	128
September 2015	29	10	4	0	64	0	0	0	107
Beiseker									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2016	14	0	0	0	27	0	0	0	41
September 2015	10	0	0	0	0	0	0	0	10
Cochrane									
September 2016	24	24	4	0	0	0	0	0	52
September 2015	12	14	0	0	36	0	0	0	62
Crossfield									
September 2016	1	0	0	0	0	0	0	0	1
September 2015	0	0	0	0	0	0	0	0	0
Irricana									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2016	26	6	0	0	0	0	0	0	32
September 2015	13	8	0	0	0	0	0	0	21
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
September 2016	391	96	129	0	65	524	0	0	1,205
September 2015	309	92	22	0	130	349	4	393	1,299

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
September 2016	1,532	484	184	1	491	5,073	33	1,695	9,493
September 2015	1,776	734	127	2	1,067	7,312	4	1,238	12,260
Airdrie									
September 2016	240	98	75	0	157	108	0	64	742
September 2015	329	52	74	0	274	217	0	142	1,088
Beiseker									
September 2016	2	0	0	0	0	0	0	0	2
September 2015	1	0	0	0	0	0	0	0	1
Chestermere Lake									
September 2016	46	0	0	0	70	0	0	0	116
September 2015	137	10	0	0	0	0	0	0	147
Cochrane									
September 2016	128	70	4	0	143	0	0	0	345
September 2015	156	88	7	0	326	80	0	0	657
Crossfield									
September 2016	30	4	4	0	0	0	0	0	38
September 2015	9	2	0	0	0	0	0	0	11
Irricana									
September 2016	0	2	0	0	0	0	0	0	2
September 2015	2	0	0	0	0	0	0	0	2
Rocky View County									
September 2016	174	14	0	0	0	0	0	0	188
September 2015	209	16	0	0	8	0	0	0	233
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
September 2016	2,152	672	267	1	861	5,181	33	1,759	10,926
September 2015	2,619	902	208	2	1,675	7,609	4	1,380	14,399

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
September 2016	213	50	20	0	38	279	0	327	927
September 2015	311	80	0	0	86	466	4	98	1,045
Airdrie									
September 2016	40	10	0	0	36	16	0	95	197
September 2015	72	0	9	0	6	0	0	0	87
Beiseker									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
September 2016	20	0	0	0	0	0	0	0	20
September 2015	21	4	0	0	0	0	0	0	25
Cochrane									
September 2016	26	12	0	0	0	0	0	0	38
September 2015	24	30	0	0	14	4	0	0	72
Crossfield									
September 2016	6	0	0	0	0	0	0	0	6
September 2015	0	0	0	0	0	0	0	0	0
Irricana									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
September 2016	19	0	0	0	0	0	0	0	19
September 2015	19	2	0	0	0	0	0	0	21
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
September 2016	324	72	20	0	74	295	0	422	1,207
September 2015	447	116	9	0	106	470	4	98	1,250

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
September 2016	252	85	18	0	84	627	n/a	n/a	1,066
September 2015	236	61	0	0	58	140	n/a	n/a	495
Airdrie									
September 2016	33	16	1	0	35	29	n/a	n/a	114
September 2015	43	0	1	0	1	1	n/a	n/a	46
Beiseker									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
September 2016	13	1	0	0	5	0	n/a	n/a	19
September 2015	15	1	0	0	0	0	n/a	n/a	16
Cochrane									
September 2016	27	8	0	0	10	4	n/a	n/a	49
September 2015	29	14	0	0	4	0	n/a	n/a	47
Crossfield									
September 2016	7	0	0	0	0	0	n/a	n/a	7
September 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
September 2016	21	0	0	0	0	0	n/a	n/a	21
September 2015	3	0	0	0	0	0	n/a	n/a	3
First Nations									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
September 2016	353	110	19	0	134	660	n/a	n/a	1,276
September 2015	326	76	1	0	63	141	n/a	n/a	607

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
September 2016	198	47	12	0	33	232	n/a	n/a	522
September 2015	312	84	0	0	89	471	n/a	n/a	956
Airdrie									
September 2016	46	10	0	0	37	25	n/a	n/a	118
September 2015	76	0	9	0	6	0	n/a	n/a	91
Beiseker									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
September 2016	21	0	0	0	0	0	n/a	n/a	21
September 2015	23	4	0	0	0	0	n/a	n/a	27
Cochrane									
September 2016	27	16	0	0	0	0	n/a	n/a	43
September 2015	24	30	0	0	14	4	n/a	n/a	72
Crossfield									
September 2016	2	0	0	0	0	0	n/a	n/a	2
September 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
September 2016	18	0	0	0	0	0	n/a	n/a	18
September 2015	19	2	0	0	0	0	n/a	n/a	21
First Nations									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
September 2016	312	73	12	0	70	257	n/a	n/a	724
September 2015	454	120	9	0	109	475	n/a	n/a	1,167

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Calgary City	275	245	60	60	104	52	512	742	951	1,099	-13.5
Airdrie	51	29	12	10	53	68	12	0	128	107	19.6
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	14	10	0	0	27	0	0	0	41	10	**
Cochrane	24	12	24	14	4	36	0	0	52	62	-16.1
Crossfield	1	0	0	0	0	0	0	0	1	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	26	13	6	8	0	0	0	0	32	21	52.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	391	309	102	92	188	156	524	742	1,205	1,299	-7.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	1,807	2,121	438	574	542	1,012	2,802	3,942	5,589	7,649	-26.9
Airdrie	312	422	114	52	214	266	80	284	720	1,024	-29.7
Beiseker	1	1	0	0	0	0	0	0	1	1	0.0
Chestermere Lake	59	170	0	28	76	0	0	0	135	198	-31.8
Cochrane	179	220	72	136	25	292	0	107	276	755	-63.4
Crossfield	39	7	6	2	0	0	0	0	45	9	**
Irricana	0	2	2	0	0	0	0	0	2	2	0.0
Rocky View County	118	167	12	26	0	0	0	0	130	193	-32.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,515	3,110	644	818	857	1,570	2,882	4,333	6,898	9,831	-29.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Calgary City	104	48	0	4	512	349	0	393
Airdrie	53	68	0	0	12	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	27	0	0	0	0	0	0	0
Cochrane	4	36	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	188	152	0	4	524	349	0	393

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	542	1,008	0	4	2,648	3,391	154	551
Airdrie	214	266	0	0	80	142	0	142
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	76	0	0	0	0	0	0	0
Cochrane	25	292	0	0	0	107	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	857	1,566	0	4	2,728	3,640	154	693

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Calgary City	401	323	550	379	0	397	951	1,099
Airdrie	116	43	12	64	0	0	128	107
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	14	10	27	0	0	0	41	10
Cochrane	52	26	0	36	0	0	52	62
Crossfield	1	0	0	0	0	0	1	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	32	21	0	0	0	0	32	21
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	616	423	589	479	0	397	1,205	1,299

Table 2.5: Starts by Submarket and by Intended Market January - September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	2,409	2,798	3,026	4,296	154	555	5,589	7,649
Airdrie	509	555	211	327	0	142	720	1,024
Beiseker	1	1	0	0	0	0	1	1
Chestermere Lake	59	198	76	0	0	0	135	198
Cochrane	255	370	21	385	0	0	276	755
Crossfield	45	9	0	0	0	0	45	9
Irricana	2	2	0	0	0	0	2	2
Rocky View County	130	185	0	8	0	0	130	193
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	3,410	4,118	3,334	5,016	154	697	6,898	9,831

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Calgary City	213	311	50	80	58	90	606	564	927	1,045	-11.3
Airdrie	40	72	10	0	36	15	111	0	197	87	126.4
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	20	21	0	4	0	0	0	0	20	25	-20.0
Cochrane	26	24	12	30	0	14	0	4	38	72	-47.2
Crossfield	6	0	0	0	0	0	0	0	6	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	19	19	0	2	0	0	0	0	19	21	-9.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	324	447	72	116	94	119	717	568	1,207	1,250	-3.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	1,909	2,889	554	744	726	1,310	4,555	3,572	7,744	8,515	-9.1
Airdrie	355	561	62	26	277	211	478	302	1,172	1,100	6.5
Beiseker	1	1	0	0	0	0	0	0	1	1	0.0
Chestermere Lake	124	263	6	32	6	69	0	0	136	364	-62.6
Cochrane	177	294	74	130	172	178	80	59	503	661	-23.9
Crossfield	17	12	4	8	0	0	0	0	21	20	5.0
Irricana	2	0	0	0	0	0	0	0	2	0	n/a
Rocky View County	134	128	10	56	0	0	0	0	144	184	-21.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,719	4,148	710	996	1,181	1,768	5,113	3,933	9,723	10,845	-10.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Calgary City	58	86	0	4	279	466	327	98
Airdrie	36	15	0	0	16	0	95	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	0	14	0	0	0	4	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	94	115	0	4	295	470	422	98

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	714	1,306	12	4	2,870	3,094	1,685	478
Airdrie	277	211	0	0	241	0	237	302
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	69	0	0	0	0	0	0
Cochrane	136	178	36	0	80	59	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,133	1,764	48	4	3,191	3,153	1,922	780

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Calgary City	283	391	317	552	327	102	927	1,045
Airdrie	50	81	52	6	95	0	197	87
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	20	25	0	0	0	0	20	25
Cochrane	38	54	0	18	0	0	38	72
Crossfield	6	0	0	0	0	0	6	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	19	21	0	0	0	0	19	21
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	416	572	369	576	422	102	1,207	1,250

Table 3.5: Completions by Submarket and by Intended Market January - September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	2,554	3,627	3,490	4,406	1,700	482	7,744	8,515
Airdrie	503	673	432	125	237	302	1,172	1,100
Beiseker	1	1	0	0	0	0	1	1
Chestermere Lake	130	320	6	44	0	0	136	364
Cochrane	251	424	216	237	36	0	503	661
Crossfield	21	20	0	0	0	0	21	20
Irricana	2	0	0	0	0	0	2	0
Rocky View County	144	134	0	50	0	0	144	184
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	3,606	5,199	4,144	4,862	1,973	784	9,723	10,845

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
September 2016	104	52.5	31	15.7	15	7.6	9	4.5	39	19.7	198	542,500	771,034
September 2015	73	23.5	77	24.8	55	17.7	39	12.5	67	21.5	311	655,000	780,188
Year-to-date 2016	809	42.4	462	24.2	176	9.2	89	4.7	370	19.4	1,906	570,000	734,479
Year-to-date 2015	765	26.3	638	21.9	441	15.1	351	12.0	719	24.7	2,914	660,000	784,977
Airdrie													
September 2016	30	65.2	9	19.6	2	4.3	2	4.3	3	6.5	46	492,500	537,896
September 2015	21	27.6	19	25.0	24	31.6	7	9.2	5	6.6	76	647,500	645,513
Year-to-date 2016	242	66.5	71	19.5	22	6.0	11	3.0	18	4.9	364	500,000	542,542
Year-to-date 2015	117	20.9	182	32.6	160	28.6	65	11.6	35	6.3	559	640,000	653,676
Beiseker													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
September 2016	11	52.4	4	19.0	4	19.0	0	0.0	2	9.5	21	550,000	596,132
September 2015	3	13.0	3	13.0	4	17.4	7	30.4	6	26.1	23	775,000	751,663
Year-to-date 2016	29	23.4	33	26.6	20	16.1	20	16.1	22	17.7	124	635,000	663,740
Year-to-date 2015	13	4.9	15	5.6	104	39.1	89	33.5	45	16.9	266	750,000	761,145
Cochrane													
September 2016	25	92.6	1	3.7	1	3.7	0	0.0	0	0.0	27	425,000	429,742
September 2015	8	33.3	6	25.0	3	12.5	2	8.3	5	20.8	24	625,000	671,983
Year-to-date 2016	145	81.0	13	7.3	6	3.4	9	5.0	6	3.4	179	450,000	495,815
Year-to-date 2015	106	35.6	85	28.5	43	14.4	29	9.7	35	11.7	298	600,000	636,954
Crossfield													
September 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	-	-
Year-to-date 2015	13	100.0	0	0.0	0	0.0	0	0.0	0	0.0	13	-	454,100
Irricana													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
September 2016	2	11.1	6	33.3	0	0.0	1	5.6	9	50.0	18	-	-
September 2015	0	0.0	1	5.3	0	0.0	3	15.8	15	78.9	19	1,000,000	1,122,379
Year-to-date 2016	22	16.5	13	9.8	7	5.3	8	6.0	83	62.4	133	987,500	1,130,703
Year-to-date 2015	6	4.6	9	6.9	13	10.0	17	13.1	85	65.4	130	990,000	1,079,664
First Nations													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
September 2016	174	55.8	51	16.3	22	7.1	12	3.8	53	17.0	312	540,000	702,668
September 2015	105	23.2	106	23.4	86	19.0	58	12.8	98	21.6	453	670,000	764,765
Year-to-date 2016	1,258	46.3	594	21.8	231	8.5	137	5.0	499	18.4	2,719	560,000	707,608
Year-to-date 2015	1,021	24.4	929	22.2	761	18.2	551	13.2	919	22.0	4,181	670,000	762,945

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2016						
Submarket	Sept 2016	Sept 2015	% Change	YTD 2016	YTD 2015	% Change
Calgary City	771,034	780,188	-1.2	734,479	784,977	-6.4
Airdrie	537,896	645,513	-16.7	542,542	653,676	-17.0
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	596,132	751,663	-20.7	663,740	761,145	-12.8
Cochrane	429,742	671,983	-36.0	495,815	636,954	-22.2
Crossfield	-	-	n/a	-	454,100	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	-	1,122,379	n/a	1,130,703	1,079,664	4.7
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	702,668	764,765	-8.1	707,608	762,945	-7.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

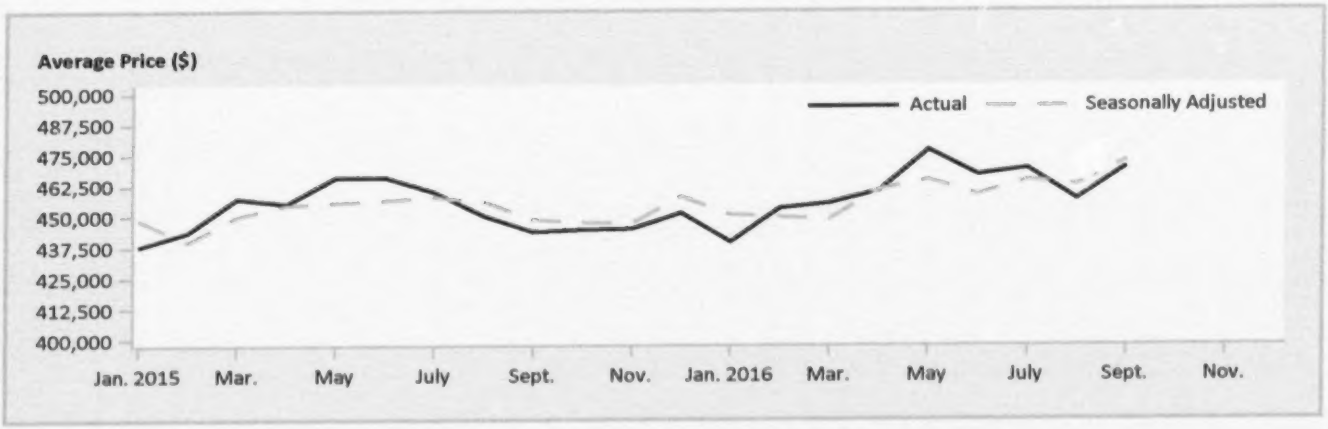


Figure 5.2: MLS® Residential Sales for Calgary

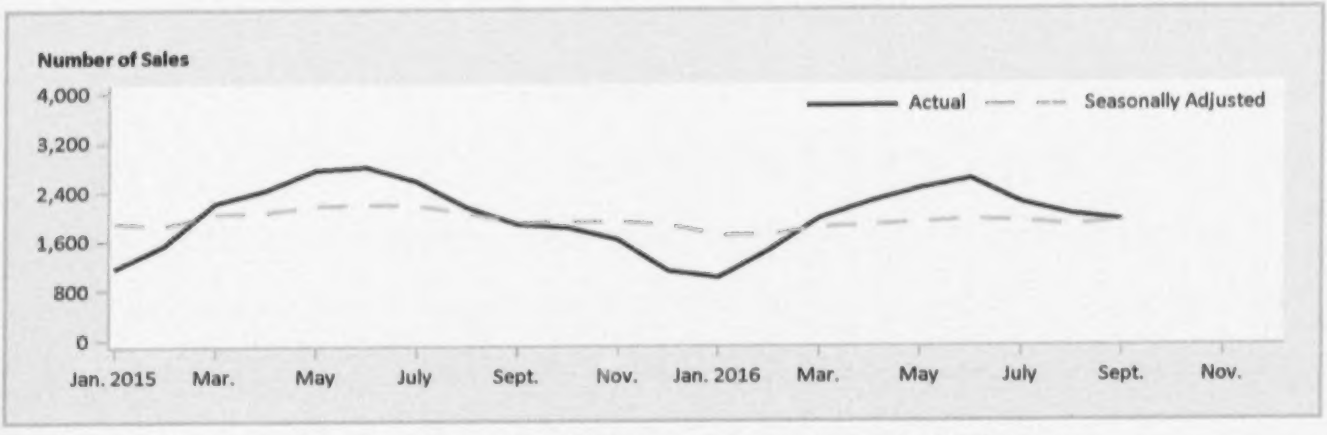
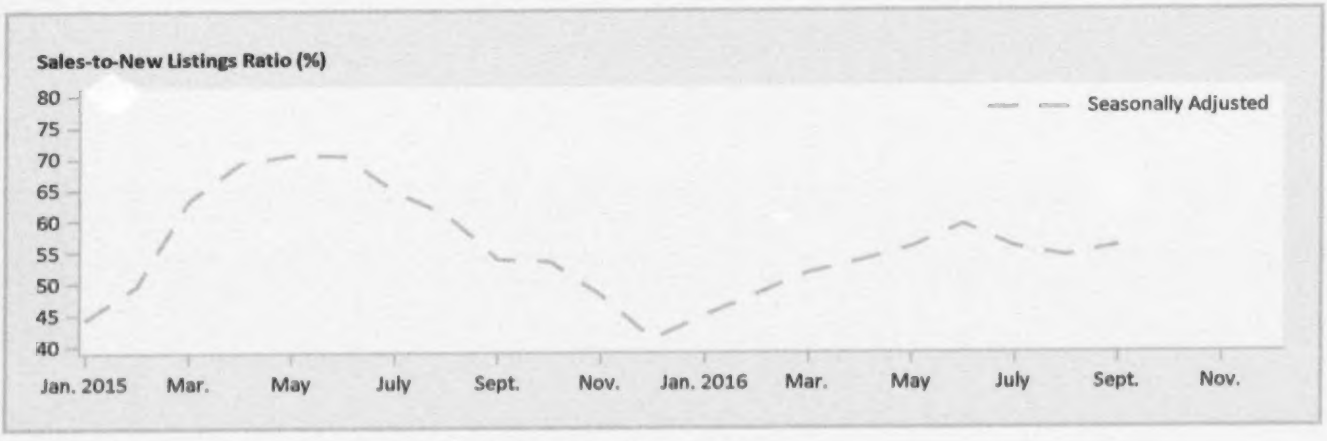


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
September 2016

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	111.3	131.7	817	4.6	73.6	1,123
	February	567	2.89	4.74	111.3	132.6	820	5.0	74.0	1,135
	March	567	2.89	4.74	110.8	133.6	821	5.5	74.4	1,130
	April	561	2.89	4.64	110.4	133.6	827	5.7	74.8	1,125
	May	561	2.89	4.64	110.4	134.1	827	5.8	74.8	1,122
	June	561	2.89	4.64	110.5	135.0	823	6.1	74.5	1,125
	July	561	2.89	4.64	110.2	135.1	817	6.8	74.2	1,126
	August	561	2.89	4.64	110.2	135.5	815	7.0	74.0	1,125
	September	561	2.89	4.64	110.2	135.1	818	7.0	74.1	1,130
	October	561	2.89	4.64	110.2	135.7	814	6.9	73.6	1,128
	November	561	3.14	4.64	110.3	135.3	809	6.9	73.0	1,128
	December	561	3.14	4.64	110.3	134.1	802	7.0	72.4	1,121
2016	January	561	3.14	4.64	110.3	134.3	799	7.7	72.5	1,124
	February	561	3.14	4.64	109.8	134.4	799	8.4	73.0	1,124
	March	561	3.14	4.64	109.8	135.5	803	8.6	73.5	1,141
	April	561	3.14	4.64	109.8	135.5	805	8.3	73.2	1,153
	May	561	3.14	4.64	110.0	135.9	802	8.1	72.7	1,162
	June	561	3.14	4.64	109.4	136.6	795	8.3	72.1	1,154
	July	567	3.14	4.74	109.5	135.9	795	8.6	72.2	1,147
	August	567	3.14	4.74	109.4	136.3	796	9.0	72.6	1,137
	September	561	3.14	4.64		135.7	800	9.5	73.3	1,135
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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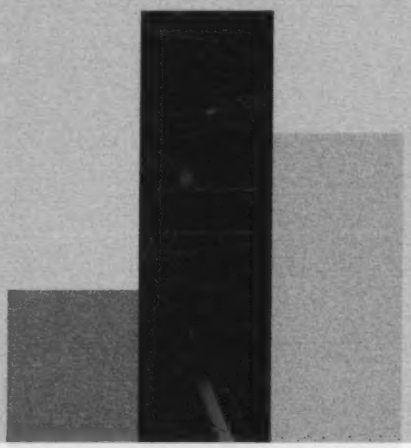

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